

26 A WINCHESTER Drive, Rosseau, Ontario P0C 1J0

Listing

Client Full

26 A WINCHESTER Dr Rosseau

MLS®#: 40381467

Active / ResidentialPrice: **\$4,795,000**

Parry Sound/Seguin/Seguin

2 Storey/House

Water Body: **Lake Rosseau**Type of Water: **Lake**

	Beds	Baths	Kitch
Lower	1	1	
Main	1	2	1
Third	2	1	

Beds (AG+BG): **4 (3 + 1)**
 Baths (F+H): **4 (3 + 1)**
 SF Fin Total: **3,305**
 AG Fin SF Range: **3001 to 4000**
 AG Fin SF: **3,305/LBO provided**
 DOM/CDOM: **74/74**
 Common Interest: **Freehold/None**
 Tax Amt/Yr: **\$7,130.00/2022**

Remarks/Directions

Public Rmks: Enjoy Southern Exposure Views on Lake Rosseau. This spacious 4 bedroom, 4 Bathroom house is ideal for anyone with a large family or those who love to entertain. Featuring a separate spacious 4 car garage, 1.5 slip boathouse, and quaint 2 bedroom, 1 bathroom, 641 Sqft Guest Cottage. You'll feel right at home in your open concept living room surrounded by North American Pine floors, vaulted ceilings, floor to ceiling windows, and stone wood burning fireplace. Your kitchen features a large island with seating, stainless steel appliances and pantry. Off the dining room you can unwind in your Muskoka room enjoying the beauty of nature surrounded by windows offering plenty of natural light. The lower level is welcoming and would be a perfect space for movies or games with walk out.

Directions: Hwy 631 to Maplehurst, Maplehurst to Morgan's Bay Rd to Winchester #26 A

Common Elements

Waterfront

Features: Other
Dock Type: Private Docking
Shoreline: Clean, Deep
Shore Rd Allow: Owned
Channel Name:

Boat House: Boat House, Boathouse-Single Slip
Frontage: 174.00
Exposure: South
Island Y/N: No

Auxiliary Buildings

Building Type	Beds	Baths	# Kitchens	Winterized
Bunkhouse	2	1	1	No

Exterior

Exterior Feat: Deck(s), Seasonal Living Construct. Material: Cedar Shingles Replaced: Foundation: ICF Year/Desc/Source: // Property Access: Private Road Other Structures: Other Pool Features: None Garage & Parking: Detached Garage//Private Drive Single Wide//Circular Driveway, Gravel Driveway Parking Spaces: Driveway Spaces: 10.0 Parking Level/Unit: Parking Assigned: Services: Electricity Water Source: Drilled Well Lot Size Area/Units: 1.730/Acres Lot Front (Ft): 175.00 Location: Rural Area Influences: Quiet Area View: Clear, Lake Topography: Sloping Restrictions: Right-of-Way, Unknown Local Impvmt: No	Roof: Fiberglass Shingle Prop Attached: Detached Apx Age: 6-15 Years Rd Acc Fee: Winterized: Garage Spaces: 3.0 Licen Dwelling: No Sewer: Septic Acres Rent: Lot Shape: Irregular Land Lse Fee: Retire Com: No Fronting On: Exposure: South
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Interior

Interior Feat: Guest Accommodations, Propane Tank
Security Feat: Smoke Detector(s)
Basement: Full Basement
Basement Fin: Fully Finished
Basement Feat: Walk-Out
Laundry Feat: Laundry Room
Cooling: Central Air
Heating: Forced Air, Forced Air-Propane, Propane
Fireplace: 2/Fireplace Insert. Propane. Wood

FP Stove On:

Under Contract: **None**
 Lease to Own: **None**
 Inclusions: **Built-in Microwave, Dishwasher, Refrigerator, Stove, Washer**
 Electric Age: **16**
 Furnace Age: **16**

Plumbing Age: **16**
 Tank Age: **16**

Contract Cost/Mo:

Furnished:
 UFFI:

Property Information

Common Elem Fee: **No**
 Legal Desc: **PT RDAL IN FRONT OF LT 6 CON 4 HUMPHREY CLOSED BY HU1789; PT LT 6 CON 4 HUMPHREY AS IN RO170003; S/T RO170003; T/W RO170003; SEGUIN**
 Zoning: **LSR**
 Assess Val/Year: **\$1,386,000/2022**
 PIN: **522000336**
 ROLL: **490301000201600**
 Possession/Date: **Flexible/**

Local Improvements Fee: **No**Survey: **Available/ 2000**

Hold Over Days:

Occupant Type: **Owner**Deposit: **5%**

Brokerage Information

List Date: **02/27/2023**List Brokerage: [**Royal LePage Lakes Of Muskoka - Clarke Muskoka Realty Brokerage-Port C**](#)

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Source Board: The Lakelands Association of REALTORS®

Prepared By: Myan Mclean, Employee

Date Prepared: 05/12/2023

Information deemed reliable but not guaranteed. CoreLogic Matrix

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